

CALIFORNIA TAX CREDIT ALLOCATION COMMITTEE
Project Staff Report
Tax-Exempt Bond Project
October 8, 2008

Project Number CA-2008-925

Project Name Crossings West
Address: 8810 C Avenue
Hesperia, CA 92345 **County:** San Bernardino
Census Tract: 6071010020.0

Applicant Information

Applicant: Hesperia 225, L.P.
Contact Darren Janger
Address: 1667 E. Lincoln Avenue
Orange, CA 92865
Phone: (714) 283-5800 **Fax:** (714) 637-3196
Sponsors Type: For Profit

Information

Housing Type: Large Family

Bond Information

Issuer: California Communities
Expected Date of Issuance: December 2008
Credit Enhancement: MMA Financial, Inc.

Eligible Basis

Actual: \$22,070,284
Requested: \$22,070,284
Maximum Permitted: \$68,664,304

Extra Feature Adjustments:

Local Development Impact Fees:
55-Year Use/Affordability Restriction - Each 1% of Low-Income Units are Income Targeted
Between 50% AMI & 36% AMI: 100%

Tax Credit Amounts	Federal/Annual	State/Total
Requested:	\$203,309	\$0
Recommended:	\$203,309	\$0

Project Information

Construction Type: New Construction
Federal Subsidy: Tax-Exempt
HCD MHP Funding: No
Total # of Units: 154
Total # Residential Buildings: 77

Income/Rent Targeting

Federal Setaside Elected: 20%/50%
% & No. of Targeted Units: 20% - 31 units
55-Year Use/Affordability Restriction: Yes
Number of Units @ or below 50% of area median income: 31

<u>Unit Type & Number</u>	<u>2008 Rents % of Area Median Income</u>	<u>Proposed Rent (including utilities)</u>
16 Two-Bedroom	50%	\$748
15 Three-Bedroom	50%	\$865
1 Three-Bedroom	Manager's Unit	\$1,325

The general partner or principal owner is Investment Concepts, Inc.

The project developer is Investment Concepts, Inc.

The management services will be provided by Investment Concepts, Inc.

The market analysis was provided by CB Richard Ellis.

The Local Reviewing Agency, the City of Hesperia, has completed a site review of this project and strongly supports it.

Project Financing

Estimated Total Project Cost: \$27,535,371 Per Unit Cost: \$178,801 Construction Cost Per Sq. Foot: \$79

<u>Construction Financing</u>		<u>Permanent Financing</u>	
<u>Source</u>	<u>Amount</u>	<u>Source</u>	<u>Amount</u>
Tax Exempt Bonds	\$20,500,000	Tax Exempt Bonds	\$20,500,000
		City of Hesperia	\$2,000,000
		Deferred Developer Fee	\$105,591
		Land equity	\$3,100,000
		Investor Equity	\$1,829,780
		TOTAL	\$27,535,371

Determination of Credit Amount(s)

Requested Eligible Basis:	\$22,070,284
130% High Cost Adjustment:	Yes
Applicable Fraction:	20%
Qualified Basis:	\$5,808,824
Applicable Rate:	3.50%
Total Maximum Annual Federal Credit:	\$203,309
Approved Developer Fee:	\$2,500,000
Tax Credit Factor: Investment Concepts, Inc.	\$0.90

Applicant requests and staff recommends annual federal credits of \$203,309 based on a qualified basis of \$5,808,824 and a funding shortfall of \$1,829,780.

Cost Analysis and Line Item Review

The requested eligible basis \$22,070,284 is below TCAC's adjusted threshold basis limit \$68,664,304. The basis limit includes the adjustment for extraordinary features for local development impact fees and 55-year use/affordability restriction for projects where each 1% of low-income units are income targeted between 50% AMI & 36% AMI. Staff analysis of project costs to determine reasonableness found all fees to be within TCAC's underwriting guidelines and TCAC limitation.

Annual operating expenses exceed the minimum operating expenses established in the Regulations, and the project pro forma shows a positive cash flow from year one.

Staff has calculated federal tax credits based on 3.50% of the qualified basis. Unless the applicant fixed the rate at bond issuance, the Federal Rate applicable to the month the project is placed-in-service will be used to determine the final allocation.

Special Issues/Other Significant Information: None

Recommendation: Staff recommends that the Committee make a reservation of tax credits in the following amount(s) contingent upon standard conditions and any additional conditions imposed by the Committee:

Federal/Annual	State/Total
\$203,309	\$0

Standard Conditions

If applicant is receiving tax-exempt bond financing from other than CalHFA, the applicant shall apply for a bond allocation from the California Debt Limit Allocation Committee's next scheduled meeting, if not previously granted an allocation; shall have received an allocation from CDLAC; and, shall issue bonds within time limits specified by CDLAC.

The applicant anticipates financing more than 50% of the project aggregate basis with tax-exempt bond proceeds as calculated by the project tax professional. Therefore, the federal credit reserved for this project will not count against the annual ceiling.

The IRS has advised TCAC that the amount of tax-exempt bonds issued, equivalent to at least 50% of aggregate basis, must remain in place through the first year of the credit period or until eligible basis is finally determined.

TCAC makes the reservation only for the project specified above in the form presented, and involving the parties referred to in the application. No changes in the development team or the project will be permitted without the express approval of TCAC.

The applicant must pay TCAC an allocation fee calculated in accordance with regulation. Additionally, TCAC requires the project owner to pay a monitoring fee before issuance of tax forms.

As project costs are anticipated to be the final project costs, staff recommends that a reservation be made in the amount of federal credit shown above on condition that the final project costs be supported by itemized lender approved costs, and certified costs of the buildings as completed.

All unexpended funds in reserve accounts established for the project must remain with the project to be used for the benefit of the property and/or its residents, except for the portion of any accounts funded with deferred developer fees.

All fees charged to the project must be within TCAC limitations. Fees in excess of these limitations will not be considered when determining the amount of credits when the project is placed-in-service.

The applicant/owner shall be subject to underwriting criteria set forth in Section 10327 of the regulations through the final feasibility analysis performed by TCAC at placed-in-service.

Credit awards are contingent upon applicant's acceptance of any revised total project cost, qualified basis and tax credit amount determined by TCAC in its final feasibility analysis.

Additional Conditions: None

Project Analyst: Gina Ferguson